BERKELEY CENTRE, ECCLESALL ROAD, SHEFFIELD, S11 8PN

DOMINANT NEIGHBOURHOOD FREEHOLD RETAIL INVESTMENT ANCHORED BY TESCO

NEWMARK

INVESTMENT SUMMARY

- Rare opportunity to acquire a prominent and accessible convenience-led retail parade on Ecclesall Road, Sheffield.
- Ecclesall Road is a premier shopping destination located immediately southwest of Sheffield City Centre. The street is home to a large range of shops, restaurants and supermarkets including M&S Simply Food, Waitrose, Oliver Bonas, Nando's, Pizza Express and Starbucks.
- Popular residential suburb providing affluent private and student housing. An extensive catchment of 365,597 people live within a 20 minute drive of the subject premises.
- Total accommodation of 26,517 sq ft (NIA) arranged over ground and part of the first floor.
- Fully let to five tenants, including Tesco and Boots, providing a WAULT to expiry 7.55 years and a WAULT to break of 4.48 years.
- New reversionary lease to Tesco for a term of 10 years until 2036, with a tenant only break at the end of the 5th year. Tesco's income accounts for 52% of the total current income.
- Total income of £567,853 per annum reflecting a low and reversionary rent of £21.41 per sq ft.
- The car park is run on a management agreement with Bank Parking Ltd and generated an income of £57,584 over the last year ending July 2026.
- Freehold.
- Large site area of 1.75 acres.
- Attractive yield and capital value profile for a strong trading asset.

PROPOSAL

Offers are invited in excess of **£6,265,000 (Six Million, Two Hundred and Sixty-Five Thousand Pounds),** subject to contract and exclusive of VAT, which reflects a **Net Initial Yield of 8.50%** on the gross income and a **capital value of £236 per sq ft,** assuming purchaser's costs of 6.63%.

SHEFFIELD

Sheffield is the largest city in South Yorkshire and the fifth largest in the UK, with a population of approximately 556,200. Centrally positioned within the UK's Northern belt, the city lies 36 miles south of Leeds, 38 miles east of Manchester, 45 miles north of Nottingham and 77 miles east of Liverpool.

As a key player in the Northern Powerhouse, Sheffield contributes to a wider regional economy that generates £15 billion in GDP annually. The city attracts around 17 million visitors each year, contributing £1.35 billion to the tourism sector.

Sheffield is also a major student hub, home to 60,000 students who attend the University of Sheffield and Sheffield Hallam University. According to recent research international students alone bring an estimated £770 million to the local economy.

TRANSPORT AND CONNECTIVITY

ROAD

Sheffield benefits from a comprehensive road network that provides strong connectivity within the city centre and other cities. The M1 motorway runs to the northeast of the City Centre providing links to Leeds to the north and Nottingham, Derby and London to the south. Manchester to the west is easily accessed via the A57.

RAIL

Sheffield train station offers a range of rail services including East Midlands Railway, CrossCountry, TransPennine Express and Northern Trains. The combination of services offer direct trains to Leeds in 40 minutes, Manchester in 52 minutes and London in 2 hours.

AIRPORT

Sheffield benefits from its proximity to multiple airports. Doncaster Sheffield Airport is a 28.5 mile drive to the north east, Manchester airport is a 44 mile drive to the west and East Midlands airport is a 54 mile drive to the south.

SHEFFIELD: THE NORTHERN POWERHOUSE CITY

1,096,508
Total Catchment Population

737,969
Total Catchment Population of working age

65,000
Student Population

£218,000
Average House Price

10.87%
Predicted Population Growth by 2043

1 in 3
Have a qualification equivalent to a degree

£15.7BN
Annual worth of Sheffield's economy

£2.01BN
Tourism contribution to Sheffield's economy

UK'S 2ND FASTEST GROWING CITY ECONOMY

6TH LARGEST CITY IN THE UK

SITUATION

The property is well located on Ecclesall Road (A625), one of the main roads providing access to the city centre. It is situated 1.5 miles south west of the centre in the suburb of Ecclesall, home to affluent families and students. The road is regarded as a strong retail and leisure pitch outside of the core city centre.

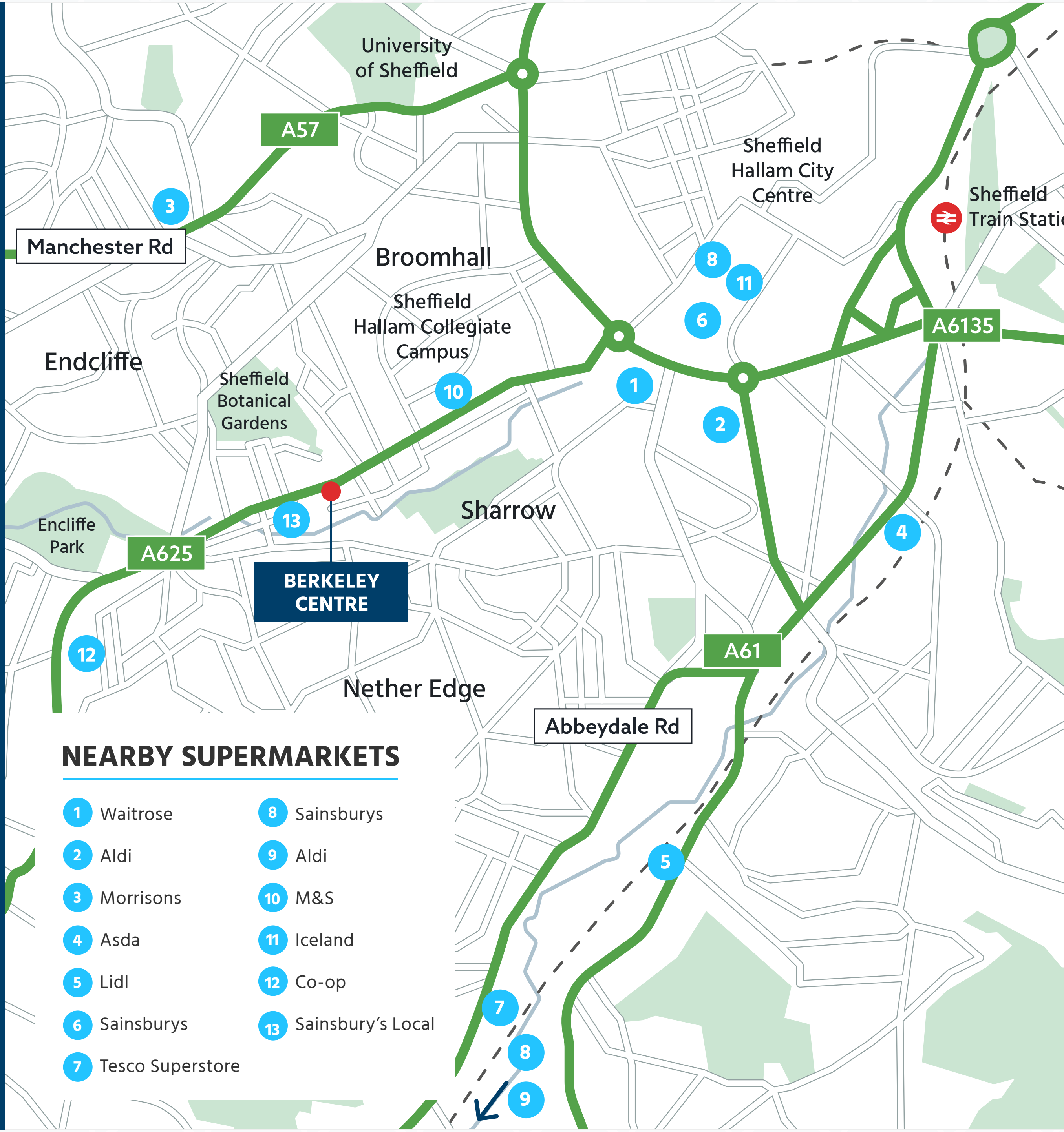
The property is situated in the central hub of Ecclesall Road nearby to Sheffield Hallam University's Collegiate Campus, Sheffield Botanical Gardens and Endcliffe Park. National occupiers on Ecclesall Road include M&S, Oliver Bonas, Waitrose, Starbucks, Mowgli, Nandos, Pizza Express, Tesco, Boots, Costa and Futon Company. Notable local retailers include Arnold & Co and Say Paloma.

The subject food store is the primary foodstore on Ecclesall Road, offering the largest private car park.

137,673 population within a **10 minute drive**

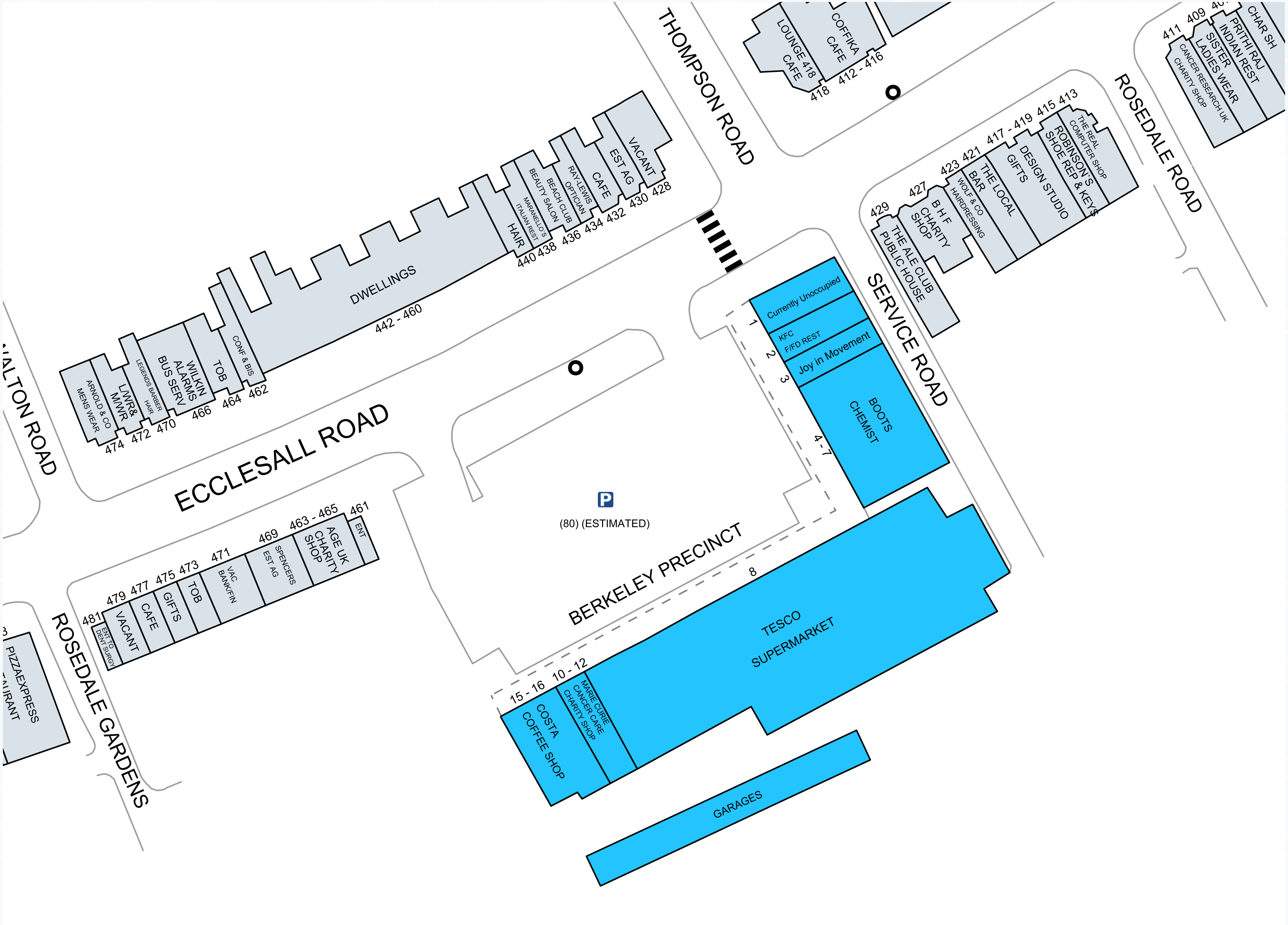
547,424 population within a **20 minute drive**

105,670 Social Grade AB within a **20 minute drive**



NEARBY SUPERMARKETS

1. Waitrose
2. Aldi
3. Morrisons
4. Asda
5. Lidl
6. Sainsburys
7. Tesco Superstore
8. Sainsburys
9. Aldi
10. M&S
11. Iceland
12. Co-op
13. Sainsbury's Local


ECCLESALL ROAD
THOMPSON ROAD
ROSEDALE ROAD
SERVICE ROAD
ROSEDALE GARDENS
BERKELEY PRECINCT
DWELLINGS
442 - 460
VACANT
EST AG
CAFE
RAY-LEWIS OPTICIAN
BEACH CLUB BEAUTY SALON
MARANELLO'S ITALIAN REST
HAIR
CONF & BIS
TOB
WILKIN ALARMS BUS SERV
LEGENDS BARBER HAIR
L/WR& M/WR
ARNOLD & CO MENS WEAR
474 472 470 466 464 462
440 438 436 434 432 430 428
LOUNGE 418 CAFE
COFFIKA CAFE
418 412 - 416
411 409
CANCER RESEARCH UK CHARITY SHOP
SISTER LADIES WEAR
PRITHI RAJ INDIAN REST
CHAR SH
429 427 423 421 417 - 419 415 413
THE ALE CLUB PUBLIC HOUSE
B H F CHARITY SHOP
WOLF & CO HAIRDRESSING
THE LOCAL BAR
GIFTS
DESIGN STUDIO
ROBINSON'S SHOE REP & KEYS
THE REAL COMPUTER SHOP
Currently Unoccupied
KFC F/FD REST
Joy in Movement
BOOTS CHEMIST
1 2 3 4 - 7 8
(80) (ESTIMATED)
TESCO SUPERMARKET
MARIE CURIE CANCER CARE CHARITY SHOP
COSTA COFFEE SHOP
15 - 16 10 - 12
GARAGES
481 479 477 475 473 471 469 463 - 465 461
ENT TO DENT SURGY
VACANT
CAFE
GIFTS
TOB
VAC BANK/FIN
SPENCERS EST AG
AGE UK CHARITY SHOP
ENT
PIZZAEXPRESS

DESCRIPTION

Berkeley Centre comprises a convenience-led retail parade anchored by a key food store. The property benefits from onsite parking with dual access from Ecclesall Road. There are 86 car parking spaces providing a car parking ratio of **1:308 sq ft.**

The centre provides ground floor retail space with residential accommodation on the upper floors (sold off on a long leasehold). All retail units are traded over the ground floor and are serviced to the rear of the property, except Tesco who occupy the ground and first floor.

ACCOMMODATION SCHEDULE

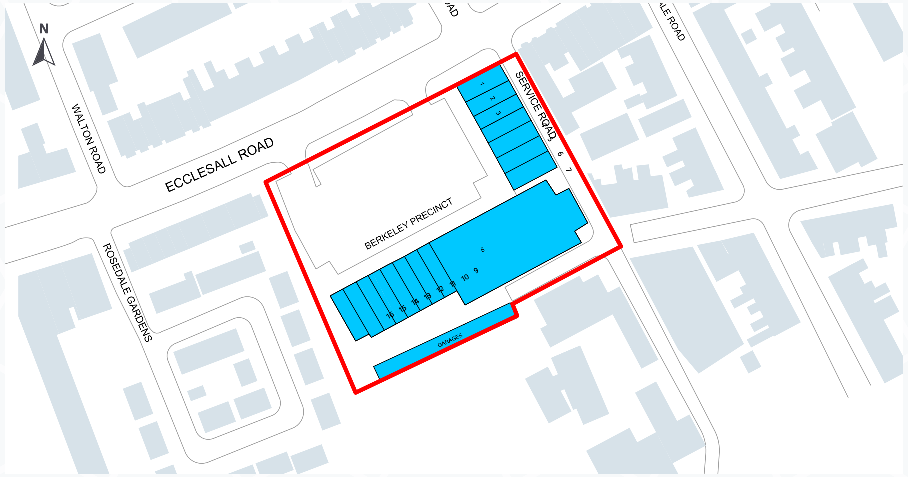
The property comprises of 26,517 sq ft (NIA) of accommodation over ground and first floor. The property has been measured on a gross and net internal basis and provides the following areas:

Tenant	Use	GIA SQ FT	NIA SQ FT
First Floor	Retail	4,111	3,378
Ground Floor	Retail	23,983	23,139
TOTAL		**28,094**	**26,517**

Lane & Frankham provided the measured survey. It is assignable upon request.

TENURE

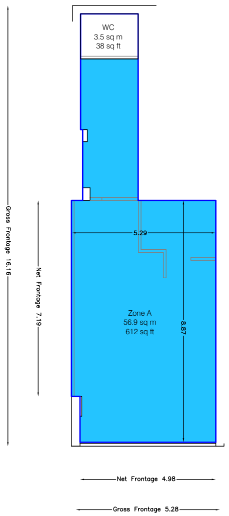
Freehold - the site totals 0.71 ha (1.75 acres) with a low site coverage of 36.85%.



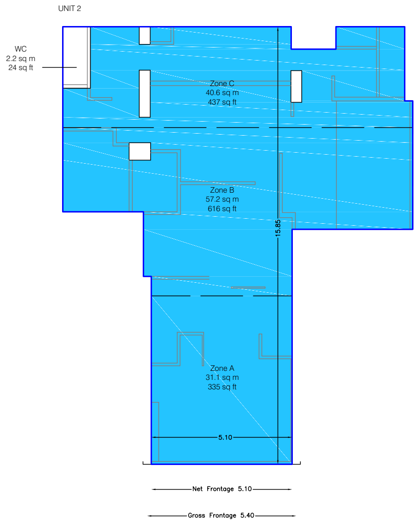
FLOORS PLANS

GROUND FLOOR UNITS

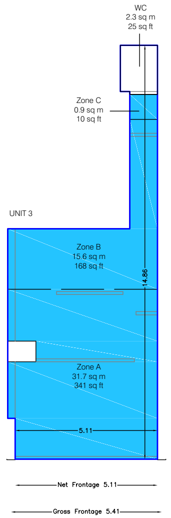
UNIT 1



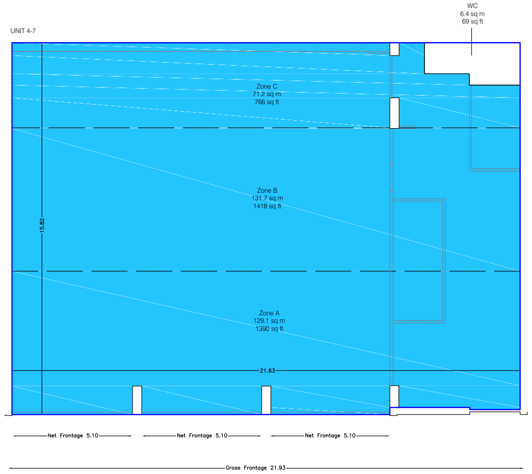
UNIT 2



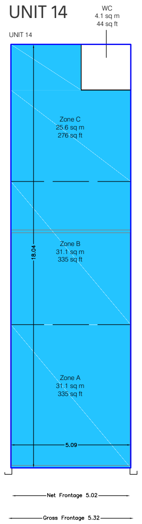
UNIT 3



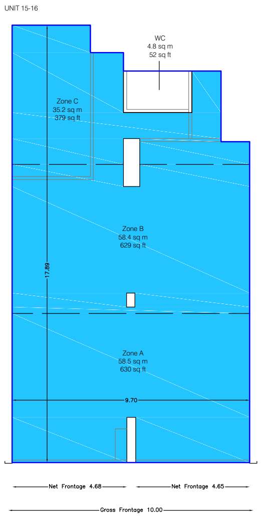
UNITS 4-7



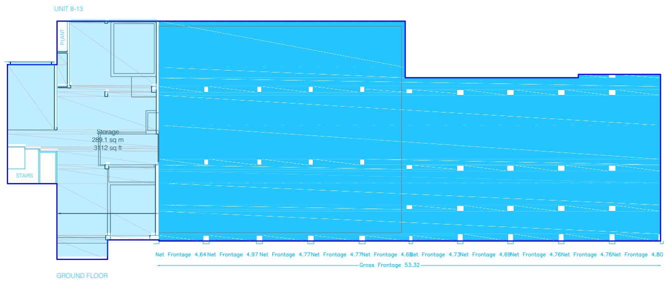
UNIT 14



UNITS 15-16

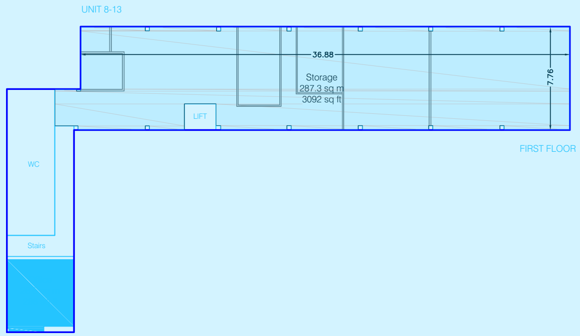


UNITS 8-13



FIRST FLOOR UNIT (TESCO)

UNITS 8-13



COVENANT INFORMATION

Percentage of Income: 52.35%
Name: Tesco Stores Ltd
Company Number: 00519500
Description:
Tesco Stores Ltd is wholly owned by Tesco Plc which is one the largest retailers in the world operating over 4,800 stores across Europe. Tesco is the leading food store operator within the UK with a 28.3% market share.
Rent Deposit: None
D&B Rating: 5A2

Percentage of Income: 11.27%
Name: Boots UK Ltd
Company Number: 00928555
Description:
Boots UK Ltd, founded in 1849, is the UK's leading health and beauty retailer with over 1,800 stores and 51,000 employees. It consists of local community pharmacies and large destination health and beauty stores offering pharmacy, optician, and hearing care services.
Rent Deposit: None
D&B Rating: 5A3

Percentage of Income: 21.74%
Name: Fieldrose Ltd / Intracave Ltd (part of QFM Group)
Company Number: 02729271 / 01799572
Description:
QFM Group, founded in 1982, is one of the UK's largest franchise businesses, operating over 120 units across renowned brands like KFC, Costa Coffee, and Taco Bell. With a workforce exceeding 2,000, QFM is committed to delivering quality products and exceptional customer service.
Rent Deposit: None
D&B Rating: N4 / 2A3

Percentage of Income: 4.40%
Name: Marie Curie Trading Limited
Company Number: 02292795
Description:
Marie Curie is the UK's leading end of life charity founded in 1948. It provides expert care and support to people with terminal illnesses and their families across the UK. Offering hospice care, nursing services, and emotional guidance, the organization helps individuals live their final days while supporting loved ones.
Rent Deposit: None
D&B Rating: H1

TENANCY SCHEDULE

WAULT
7.55 years
to expiry (excl. car parking and Marie Curie income)

WAULT
4.48 years
to break (excl. car parking and Marie Curie income)

Tenant	Use	Net Internal Area (sq ft)	Lease Start	Lease Expiry	Break Date	Next Review	Rent (£ per annum)	Rent (£ per sq ft)	% of income	Comments
Unit 1 - 3										
Intracave Ltd (01799572) Part of QFM Group (Trading as KFC and Joy In Movement)	F&B	Unit 1 - 612 Unit 2 - 1388 Unit 3 - 519	13/12/2020 (Reversionary lease start date 31/10/2026 or completion if later)	30/10/2031	-	-	£72,500	£28.78	12.77%	A lease regear is currently in legals. Rent has increased by £12,500pa. Reversionary lease for a term of 5 years from 31st October 2026, or the date of completion. No rent free. Unit 1 is unoccupied currently. Units 2 - 3 are occupied by KFC and Joy in Movement.
Unit 4 - 7										
Boots UK Ltd	Retail	3574	03/03/2024	02/03/2029	-	-	£64,000	£17.91	11.27%	Boots have been in occupation since 2014. They renewed their lease in 2024 for a further 5 years. We understand they trade well.
Unit 8 - 13										
Tesco Stores Ltd	Grocery	G - 14,462 1st - 3,378	10/08/2026	09/08/2036	09/08/2031	10/08/2031	£290,000	£16.26	51.07%	Tesco have been in occupation since 2006. They recently renewed their lease for a further 10 years, with a break at the end of the 5th year. Tesco to receive rent free until 10th January 2027. Vendor to top up rent free.
Tesco Stores Ltd	ATM Machine	-	10/08/2026	09/08/2036	09/08/2031	10/08/2031	£7,260	-	1.28%	Licence to use ATM. Completed simultaneously and supplemental to the lease.
Unit 14										
Marie Curie Trading Limited	Retail	946	19/08/2015	18/08/2025	-	-	£25,000	£26.43	4.40%	Marie Curie are holding over on their lease which expired in 2025. Draft heads of terms in circulation for a 5 year extension at passing rent. No rent free.
Unit 15 - 16										
Fieldrose Ltd (02729271) Part of QFM Group (Trading as Costa)	F&B	1638	20/01/2010	19/01/2030	-	-	£50,914	£31.08	8.97%	Costa benefit from monthly rental payments, documented by way of a side letter.
Car Park Management Agreement										
Bank Parking Ltd	Car Park	-	01/08/2026	31/07/2027	-	-	£57,584	-	10.14%	The income is via a management agreement that has been in place since pre-2023. The income from August 2025 to July 2026 is £115,168. 50% of this income is re-credited into the service charge. Net income of £57,584 per annum.
Flats 17 - 33 & Garages & Land Adjacent to Tesco										
Private individuals	Residential	-	-	-	-	-	£590	-	0.10%	Various long leasehold lease expiries ranging from 2079 - 2191.
Substation Lease										
Northern Powergrid Holdings Company	Substation	-	25/03/2008	31/12/2024	-	-	£5	-	0.00%	-
		26,517					**£567,853**	**£21.41**	**100%**	

EPC

A copy of the Energy Performance Certificates are available in the data room.

VAT

The property is elected for VAT as such it is anticipated that the transaction will be treated as a transfer of a going concern (TOGC)

OFFERS

Satisfactory anti-money laundering and compliance information will be required of the purchaser.

VIEWINGS

Viewings should be arranged strictly via appointment through sole agent Newmark. No parties are to attend the site without appointment.

DATA ROOM

Access to the data room is available upon request

PROPOSAL

Offers are invited in excess of **£6,265,000 (Six Million, Two Hundred and Sixty-Five Thousand Pounds),** subject to contract and exclusive of VAT, which reflects a **Net Initial Yield of 8.50%** on the gross income and a **capital value of £236 per sq ft,** assuming purchaser's costs of 6.63%.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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